



City of  
**Rockville**  
Get Into It

**Historic District Commission Staff Report:  
Certificate of Approval  
HDC2012-00565, 215 West Montgomery Avenue**

**MEETING DATE:** 3/15/12

**REPORT DATE:** 3/8/12

**FROM:** Robin D. Ziek, Preservation Planner,  
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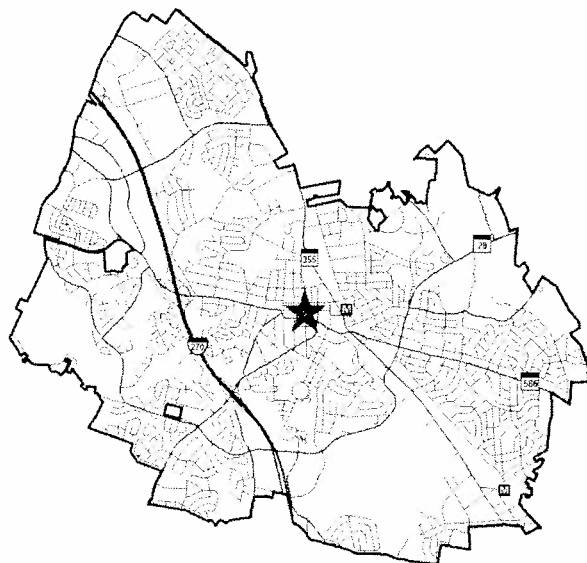
**APPLICATION DESCRIPTION:** Install concrete walkway to patio area  
by columbarium; with surrounding  
garden per planting plan.

**APPLICANT:** Rockville Presbyterian Church  
John W. Baur, agent  
215 W. Montgomery Avenue  
Rockville, MD 20850

**FILING DATE:** 2/6/12

**RECOMMENDATION:** Finding the application in accordance with Secretary of the Interior's Standards #2 (The historic character of a property shall be retained...) and #10 (...new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property ... would be unimpaired.), and the City's Technical Guide # 7 Landscaping, staff recommends approval of the application as submitted.

**EXECUTIVE SUMMARY:** The church received prior approval (HDC2006-00365) to install two columbaria towards the west corner of the front yard. The church has installed a single columbarium, and parishioners are in need of a solid walkway and patio area for services. A surrounding garden area has been designed to set-off this area as a contemplative site.



## Table of Contents

RECOMMENDATION .....	3
SITE DESCRIPTION .....	3
Vicinity .....	3
Site Analysis: .....	3
DESCRIPTION OF THE PROPOSED PROJECT AND MATERIALS .....	4
COMMUNITY OUTREACH .....	4
FINDINGS .....	5
ATTACHMENTS:	
Secretary of the Interior's Standards for Rehabilitation .....	5
Aerial Map .....	6
Land Use .....	7
Application .....	8
Landscape plan .....	9

[Fullscale drawing included]

## RECOMMENDATION

Staff finds that the proposed hardscape and landscape design complies with zoning requirements, and meets Secretary of the Interior's Standards for Rehabilitation #1, 2 and 9, and 10 (see page 5.)

## SITE DESCRIPTION

**Location:** 215 W. Montgomery Avenue (see page 6)

**Applicant:** Rockville Presbyterian church; John W. Baur, agent

**Land Use Designation:** Detached Residential (Restricted Residential)

**Zoning District:** R-90 (see page 7)

**Existing Use:** Religious /Church

**Parcel Area:** 27,129 sf

**Subdivision:** Part Lot 7 Exchange & New Exchange

## Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90	Detached, Restricted Residential	Detached, Restricted Residential
East	R-90	Detached, Restricted Residential	Detached, Restricted Residential
South	R-90	Detached, Restricted Residential	Detached, Restricted Residential
West	R-90	Detached, Restricted Residential	Detached, Restricted Residential

## Site Analysis:

The subject property contains the 1930 Presbyterian Church and its associated 1950s school building. A playground is located directly in front of the school building, and provides a backdrop for the church's approved columbarium location. This area is set back from West Montgomery Avenue, in a grassy area with select trees.



**View looking northwest**



**View looking southwest**

## **DISCUSSION OF THE PROPOSED PROJECT and MATERIALS**

The applicant proposes to continue the development of the approved columbarium area with paved access from the church to a paved assembly area between the columbarium and the Lucy Smith Wall. The hardscape will be made of concrete to facilitate ease of access for elderly parishioners. In addition, a landscape treatment is proposed along the west property edge, which will extend along the sidewalk, to help screen the columbarium assembly area from the traffic noise and distraction. The proposed garden will also frame the assembly area (see page 9.)

Staff notes that the public sidewalk and roadway are at a lower elevation from the columbarium part of the front yard, and the surface materials will not be readily apparent from the public right-of-way. The proposed landscaping will support the contemplative nature of the columbarium with its associated burial services, but the greater part of the open lawn that now frames the historic church building will not be changed.

## **COMMUNITY OUTREACH**

- Posting of sign on property two weeks prior to meeting
- Postcard notices sent out two weeks prior to meeting
- Staff report posted on City's web site one week prior to meeting

## FINDINGS

Finding that the project meets Secretary of the Interior's Standards for Rehabilitation #1, #2, #9, and #10 (see below); and

Finding that the project complies with the adopted Technical Guide #7 for Landscaping with the retention of mature trees and shrubs; and, while not all of the proposed new plants are native species, they are not invasives and have been selected for our particular planting zone/environment;

Staff recommends approval of the application as submitted.

### **Secretary of the Interior's Standards for Rehabilitation**

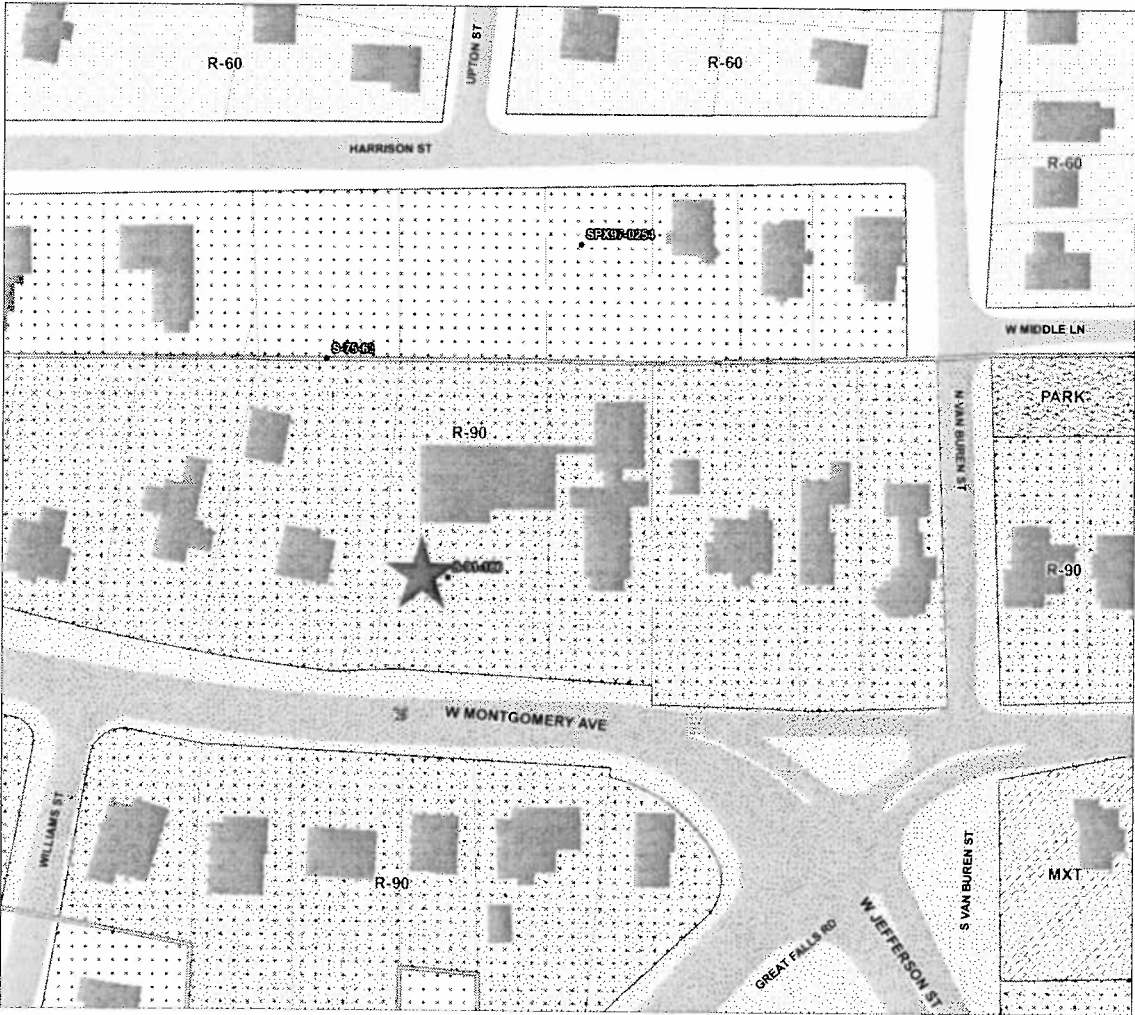
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- ✦ 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ✦ 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- ✦ 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- ✦ 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL PHOTO



# ZONING



## Legend

	R-400 - Residential Estate		RMD-10 - Residential Medium Density		MXC - Mixed-Use Commercial
	R-200 - Suburban Residential		RMD-15 - Residential Medium Density		MXCD - Mixed-Use Corridor District
	R-150 - Low Density Residential		RMD-25 - Residential Medium Density		MXE - Mixed-Use Employment
	R-90 - Single Unit Detached Dwelling, Restricted Residential		PD - Planned Development		MXNC - Mixed-Use Neighborhood Commercial
	R-75 - Single Unit Detached Dwelling, Residential		IL - Light Industrial		MXT - Mixed-Use Transition
	R-60 - Single Unit Detached Dwelling, Residential		PARK - Park Zone		MXTD - Mixed-Use Transit District
	R-40 - Single Unit Semi-detached Dwelling, Residential		MXB - Mixed-Use Business		Special Exceptions
	Clusters		Historic Preservation Parcels		Twinbrook Metro Performance District
	Planned Developments		Lincoln Park Conservation Overlay		Town Center Performance District



City of Rockville  
Department of Community Planning and Development Services  
Historic Preservation Office  
111 Maryland Ave. • Rockville, MD 20850-2384 • 240-314-8230  
www.rockvillemd.gov/historic

# HDC

## APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

### PROJECT IDENTIFICATION:

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	NUMBER, STREET & ZIP																	
	315 West Montgomery Ave. 20850																	
	SUBDIVISION	LOT	BLOCK															
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)															
APPLICANT*	FIRST	LAST																
	RHYL PRESBYTERIAN CHURCH																	
PROPERTY OWNER	FIRST	LAST																
	RHYL PRESBYTERIAN CHURCH																	
ARCHITECT Registration #	COMPANY	FIRST																
	LAST																	
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\* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): CONNECT CHURCH SIDEWALK AT LEFT FRONT CORNER (SW CORNER OF CHURCH) TO COLUMBARIUM WITH A 5' WIDE CONCRETE WALK. ALSO INC. IS A CONCRETE GATHERING AREA FOR ORATION & COLUMBARIUM

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #: <u>HDC-2012-00565</u>	
Public Hearing Date: _____	
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date: _____	
Staff reviewer: _____	

Signature of Applicant

John W. Bauer 02/06/12

Received by: <u>2/6/12</u>
Accepted by: <u>John Zick</u>
Date: <u>2/6/12</u>

See reverse side  
Revised 3/07



